

# 3/118 Barr Smith Avenue, Bonython, ACT 2905

**independent**  
PROPERTY GROUP

## Townhouse For Sale

Monday, 29 April 2024

3/118 Barr Smith Avenue, Bonython, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Andrew Nelson  
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**\$685,000**

If you are looking for a 3-bedroom townhouse in excellent condition and close proximity to the bustling Tuggeranong Town Centre, then look no further. This townhouse has been meticulously maintained by its current owners and is ready to move into once we find the astute buyer that's looking for a wonderful property with size and quality to match. Featuring two large and very separated living areas, this home is light and bright and has a fabulous sense of space which is ideal for growing families. The centralized kitchen is the heart and sole of this property and offers large serving and bench space which is now often forgotten in similar properties. Equipped with quality appliances including electric cooktop oven and full-sized dishwasher plus pantry space nothing has been left out. A covered outdoor space off the family room provides exceptional outdoor alfresco living for year round comfort and would be a beautiful area to entertain family and friends whilst having good proximity to the kitchen and downstairs powder room on this level. Upstairs are 3 well-proportioned bedrooms with the main having a walk-in robe, ensuite and the added value of a private balcony ideal for enjoying your morning coffee and contemplating the day ahead. There are two other large bedrooms one with yet another walk-in wardrobe and the third has a full height floor to ceiling robe. The main bathroom and separate toilet on the top level services the other two bedrooms and comes with the all important full sized bath as well a shower and vanity. Ideally positioned in this Westpark Terrace development of only 10 townhouses, this is a unique boutique and rare find and would be perfect for a growing family young professional couple or downsizers looking for something with low upkeep and maintenance going forward. The big question is will it be you? Features include:

- Large lockup garage with internal access
- Multiple living areas
- Fully equipped gourmet kitchen
- Upstairs balcony
- Large covered alfresco area with street access
- Extra storage under stairs
- Hard stand out front for extra vehicle
- Visitor carparking
- Boutique development of only 10 townhouses in